

City Council  
Atlanta, Georgia

01-0-0899

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-35  
DATE FILED: 5-15-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1928-1936 Piedmont Circle, N.E. and 2000 Monroe Place, N.E.** be changed from the **RG-3 (Residential General-Sector 3)/ C-2 (Commercial Service) and C-2-C (Commercial Service-Conditional)** Districts to the **PD-OC (Planned-Development-Office Commercial)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **50 and 57** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## **EXHIBIT "A"**

All that tract or parcel of land lying and being located in Land Lot 57 of the 17<sup>th</sup> District of Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

BEGINNING at a concrete nail set at the intersection of the South Right of Way (R/W) line of Monroe Drive (50' R/W) and the East R/W line of Monroe Place (50' R/W); thence following said R/W of Monroe Drive 249.80 feet along a curve to the right, said curve having a chord of North 70°20'49" East 249.61 feet and a radius of 1850.00 to a ½ inch rebar found on said R/W line; thence leaving said R/W line South 37°35'36" East, a distance of 377.23 feet to a ½ inch rebar found; thence South 34°26'55" East, a distance of 275.75 feet to the corner of a building; thence South 54°40'17" West, a distance of 360.17 feet to a ½ inch rebar set; thence North 51°23'41" West, a distance of 157.80 feet to a ½ inch rebar set; thence South 88°26'19" West, a distance of 121.80 feet to a ½ inch rebar set; thence South 76°36'40" West, a distance of 3.44 feet to a ½ inch rebar set; thence South 88°49'58" West, a distance of 61.49 feet to a ½ inch rebar set; thence North 02°36'45" West, a distance of 27.66 feet to a ½ inch rebar set on the South R/W line of Monroe Place; thence following said R/W line 211.51 feet along a curve to the left, said curve having a chord of North 02°44'58" East 117.80 feet and a radius 60.00 feet to a ½ inch rebar set; thence 27.29 feet along a curve to the right, said curve having a chord of North 49°22'28" West 24.10 feet and a radius of 16.00 feet to a ½ inch rebar set; thence North 00°30'41" West, a distance of 396.55 feet to the POINT OF BEGINNING.

Said tract contains 6.467 acres or 281,696 square feet.

As shown on ALTA/ACSM Land Title Survey for TAMA V, LLC, First Union National Bank, Fannie Mae, American Property Financing, Inc., ARCS Commercial Mortgage Co., L.P., & First American Title Insurance Company," prepared by Rochester & Associates, Inc., bearing the seal and certification of James C. Jones, Georgia Registered Land Surveyor No. 2298, dated April 25, 2000, revised November 28, 2000, last revised December 6, 2000.

TOGETHER WITH THE TRACT OF LAND DESCRIBED  
ON PAGE 2 HEREOF

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**EXHIBIT A (Cont.)**

***Legal Description***

**1928-1936 Piedmont Circle  
Atlanta, Fulton County, Georgia**

**All that tract or parcel of land lying in Land Lots 50 and 57, 17th District, Atlanta, Fulton County, Georgia being more particularly described as follows:**

**To find the True Point of Beginning, begin at the point where the land lot line separating Land Lots 50 and 57, aforesaid District and County, intersects the southern right-of-way of Piedmont Circle; thence traveling along said southern right-of-way in an easterly direction 55+ feet to the True Point of Beginning, which is the northern corner of that certain property described at Deed Book 3679, Page 467, Fulton County, Georgia records (which property is a portion of the property described below).**

**From the True Point of Beginning as thus established, thence traveling along the southern right-of-way line of Piedmont Circle South 41°50'40" East 50.12 feet to a point; thence continuing along the southern right-of-way line of Piedmont Circle south 40°52'28" East 33.80 feet to a point; thence South 33°21'09" East 161.48 feet to a point; thence South 34°57'20" East 29.69 feet to a point; thence South 38°22'59" East 99.29 feet to a point; thence leaving the southern right-of-way line of Piedmont Circle and traveling South 54°40'17" West 530.0 feet to a point; thence traveling North 35°19'52" West 99.15 feet to a point; thence traveling North 54°40'17" East 275.44 feet to a point; thence traveling North 34°26'55" West 275.73 feet to a point; thence traveling North 54°57'00" East 244.85 feet to the True Point of Beginning.**

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